

Sanpete County Planning Commission Meeting

October 10, 2013, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Leon Day, Gene Jacobson, Paul Rasmussen, Nathan Palmer, Curtis Ludvigson, Loren Thompson- elect, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson. (Joe Nielsen is excused.)

Meeting is called to order by Chair Leon Day.

Thell Stewart resigned in September. Mr. Day publicly thanked Mr. Stewart and Mary Anderson for their years of service on the Planning Commission. He expressed condolences to Thell Stewart's family at his passing. Mr. Day commented on Thell Stewart being a real solid member of the Planning Commission.

APPOINT A NEW VICE- CHAIRPERSON FOR THE PLANNING & ZONING COMMISSION

Motion is made by Nate Palmer to appoint Joe Nielsen as Vice- Chair. Motion is seconded by Gene Jacobson, motion passes.

GEORGE JOHANSON AND ALVIN LUNDGREN: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR THREE 10' X 30' SIGNS ON PROPERTY OWNED BY GEORGE JOHANSON. LOCATED SOUTH OF MT. PLEASANT ON THE EASTSIDE OF HIGHWAY 89 CONTAINING 35.15 ACRES ON S 26259x4 IN THE A ZONE.

Alvin Lundgren is present. Mr. Day reviews request. Scott Olsen reviewed the requirements for signs. This property is actually in the BC zone, not the A zone. Mt Pleasant doesn't have a buffer zone, so the Commission is not required to inform them of the request. There is an existing sign but these signs will be in addition to that sign. The signs will be well built wood pole construction, with a height of 10' from the bottom of sign to the ground and approximately 20' from the base of the sign to the top of the sign. Before UDOT approves the signs, they need to have a conditional use permit. Soft LED lights could be used to illuminate from the bottom of the signs. Power is not accessible at these location at the present time, but could be brought in. The distance between each sign is 500 feet per requirement of UDOT. The signs will be used for local, affordable advertising. The signs are safe and convenient for travelers to view from the road. Concern was expressed in the event of damage to the signs. Mr. Lundgren replied that a micro burst or lightening should be the only things that may damage a sign. Mr. Rasmussen expressed concern with the amount of light shining off the signs. The lights are programmed to go off at 10 p.m.

Motion is made by Paul Rasmussen to approve a conditional use permit with no conditions for three 10' X 30' signs on property owned by George Johanson. Located south of Mt. Pleasant on the eastside of Highway 89 containing 35.15 acres on S 26259x4 in the BC zone. Motion is seconded by Nate Palmer, motion passes.

KEVIN JENSEN AND ALVIN LUNDGREN: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR ONE 10' X 30' SIGN ON PROPERTY OWNED BY KEVIN JENSEN. LOCATED NORTH OF MT. PLEASANT ON THE WESTSIDE OF HIGHWAY 89 CONTAINING 12.64 ACRES ON S 20122x2 IN THE BC ZONE.

Alvin Lundgren is present. Leon Day reviews request. This request is the same request as the previous agenda item except at a different location and a different land owner. Power is available at this site. Content on all the signs will be appropriate advertising. Mr. Lundgren encouraged communication with him if there are any complaints with the signs. He further explained that signs require a renewal fee and are monitored for abandonment and not in use for over a year.

Motion is made by Curt Ludvigson to approve a conditional use permit with no additional conditions for one 10' X 30' sign on property owned by Kevin Jensen. Located north of Mt. Pleasant on the westside of Highway 89 containing 12.64 acres on the correct parcel S 22392 in the BC zone with no conditions. Motion is seconded by Paul Rasmussen, motion passes.

WILLIAM GUILLORY & LeROY STUBBS: REQUESTS APPROVAL OF A LOT LINE ADJUSTMENT BETWEEN THEIR LOTS # 531, S 33535 AND #532, S 33536 IN THE ASPEN HILLS SUBDIVISION PLAT B. THE CABIN ON LOT #531 IS BUILT OVER THE LOT LINE.

They are present. Leon Day reviews request. Mylar is presented. Lot size requirements are still in compliance with the average size of lots in the subdivision. Setbacks are correct. Stakes on the road were used for the original surveying. Lots were re-surveyed using satellite imagery which resulted in shifting the lot lines. Lot #533 was used for the starting point as it was surveyed correctly. No comment from the audience.

Motion is made by Curt Ludvigson to approve a lot line adjustment on lots #531, S 33535 and #532, S 33536 in the Aspen Hills Subdivision Plat B by moving the lot line. Motion is seconded by Paul Rasmussen, motion passes.

JEFFERY PETERSON & LAMAR WATERS: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A 1 ACRE AREA FOR AN OPEN PIT SALT MINE. LOCATED 1 MILE NORTH OF THE REDMOND SALT MINE CONTAINING 37.50 ACRES ON S 11272 IN THE A ZONE, OWNED BY LARRY NIELSON & CLAIR NIELSON. THEY HAVE APPROVAL FROM THE STATE OF UTAH, DEPARTMENT OF NATURAL RESOURCES, DIVISION OF OIL, GAS AND MINING DATED AUGUST 12, 2013

Jeffery Peterson & Lamar Waters are present. Leon Day reviews request. Scott Olsen has viewed the area. Larry Nielson and Clair Nielson are the mineral and property owners. The salt is 14' underground. Density of the salt is same all the way down. They are hoping to receive enough revenue to open another 2 acres. They plan to cut 25 lb or 50 lb solid rock salt from the ground to sell for livestock feed. Mr. Peterson has gained his expertise through working for Redmond Minerals. Mr. Rasmussen mentioned the past concern with salt on roads and drainage on neighboring properties. Mr. Peterson assured the commission that the way the salt is extracted, there shouldn't be a problem. There shouldn't be issues with dust.

They only have two employees and they will use a truck and gooseneck to transport the salt from the pit. There is a 10 foot berm around the perimeter of the land with a gate and open pit caution signs. Mr. Jacobson expressed concern with the steepness of the hole. The walls of the pit are tapered and Mine Safety and Health Administration (MSHA) monitors the slope of the pit as well as the Environmental Protection Agency (EPA) monitoring the operation.

Motion is made by Gene Jacobson to approve a conditional use permit for a 1 acre area for an open pit salt mine. Located one mile north of the Redmond Salt Mine containing 37.50 acres on S 11272 in the A zone with conditions of 1) monitoring the water and salt runoff, if there are complaints and problems arise they will need to have a gathering location for the water. 2) cleaning of equipment before entering County road. Motion is seconded by Curt Ludvigson, motion passes.

GENEVA ROCK PRODUCTS INC AND WAYNE PATTERSON: REQUESTS APPROVAL FOR A ZONE CHANGE FROM RA-1/RA-2 ZONE TO IN (INDUSTRIAL) ZONE ON 40 ACRES OF THE PATTERSON PROPERTY (GRAVEL PIT AREA). LOCATED WEST OF STERLING ON S 10382. (TABLED ITEM FROM PREVIOUS MEETING)

No one is present. Representatives from Geneva Rock met with the Special Service District #1 (Roads). Mr. Day attended the meeting. Scott Olsen informed the members that Geneva Rock would like to know what conditions the Planning Commission have for the road to make the zone change possible. Discussed the width of roadway along the route to Hwy 89. The road will need additional acreage in some sections. The Commission recommends the road be 26' wide, have two 13' lanes and have a 66' recorded easement, moving fences, if needed.

DEREK OVERLY: REQUESTS APPROVAL TO VACATE THE D.C.O. MINOR SUBDIVISION ON PARCEL S 61617 AND CREATE A NEW 1-LOT SUBDIVISION ON A DIFFERENT PARCEL S 10600x5.

Derek Overly is stricken.

DEREK OVERLY: REQUESTS APPROVAL OF A 1-LOT MINOR SUBDIVISION ON S 10600x5. HE HAS 26.06 ACRES IN THE MAYFIELD RA-2 ZONE.

Derek Overly is stricken.

APPROVAL OF MINUTES

Motion is made by Nate Palmer to approve the Planning Commission minutes of September 11, 2013 with minor corrections. The motion is seconded by Paul Rasmussen, and the motion passes.

With no further business before the Planning Commission, motion is made by Curt Ludvigson to adjourn and go into a work meeting. The motion is seconded by Gene Jacobson, and the motion passes.

The meeting is adjourned at 7:38 P.M.

WORK MEETING- DISCUSSION OF PARK MODEL TRAILERS

Tracy Christensen with Sanpete County Building and Zoning Office is present. Scott Olsen presented brochures of park model trailers. Discussed allowing or not allowing park model trailers in the County. Suggested amending the ordinance requirements to distinguish the two types of the trailers. Could they be brought in under a conditional use permit and having them be in a specific location? There is the potential for a negative affect on the value of neighboring properties. Mr. Olsen will talk to Sanpete County Attorney Brody Keisel and write up a revised version of the ordinance and present it to the Planning Commission at another meeting.

Motion to adjourn work meeting is made by Paul Rasmussen. The motion is seconded by Nate Palmer, and the motion passes.

The meeting is adjourned at 8:09 P.M.